

THE EFFECTIVE DATE OF THIS ORDINANCE IS MARCH 30, 2007

ORDINANCE NO. 07-07-447

Re: To Amend Frederick County Code Section 1-19-452(A) to Allow Front Yard Modifications for a Principal Residential Structure in All Zoning Districts

The Board of County Commissioners of Frederick County, Maryland (the "Board") notes that Section 1-19-452(A) of the Frederick County Code authorizes the Zoning Administrator, when appropriate, to increase or decrease the depth of the required front yard in any residential district.

It has come to the attention of the Board that similar issues have arisen regarding residential units in zoning districts other than residential, such as Village Center and Agricultural.

The Board has determined that it would be appropriate to extend the grant of authority to the Zoning Administrator under Section 1-19-452(A) to situations involving residential units in all zoning districts. Accordingly, the Board desires to amend Section 1-19-452(A) to provide for front yard modifications of a principal residential structure in any zoning district.

A duly advertised public hearing was held on this Ordinance on March 20, 2007. The public had an opportunity to comment on this Ordinance at this public hearing.

NOW THEREFORE BE IT ENACTED AND ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FREDERICK COUNTY,

MARYLAND, that Section 1-19-452(A) of the Frederick County code be amended as set forth below:

**§ 1-19-452 FRONT YARDS.**

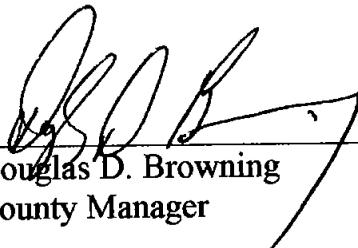
(A) *Front yard modifications for existing building alignment.* When appropriate, the Zoning Administrator may increase or decrease the depth of the required front yard [in] FOR any [residential district] PRINCIPAL RESIDENTIAL STRUCTURE so that such front yard will approximate the average depth of the existing front yards of the existing dwellings on adjoining lots on each side, or if there be no such adjoining dwellings, shall approximate the average depth of the front yards of the nearest dwellings on the same side of the street within 200 feet.

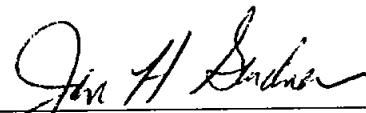
AND BE IT FURTHER ENACTED AND ORDAINED that this Ordinance shall take effect on March 30, 2007.

The undersigned hereby certifies that this Ordinance was approved and adopted on the 20th day of March, 2007.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF FREDERICK COUNTY, MARYLAND

  
Douglas D. Browning  
County Manager

  
Jan H. Gardner  
President

*WKC 3/21/07*

**CAPITALS INDICATE ENTIRELY NEW MATTER ADDED TO THE CODE.**

**[Brackets] indicate matter deleted from existing Ordinance.**